



BUYER REPRESENTATION
D2 Marine, Inc. – Fort Lauderdale, FL

SERVICES

Strategic Relocation Planning (SRP) is a system designed by The Conte Team. This system was used for D2 Marine, Inc. to provide purchase alternatives for the expansion of their Broward Corporate Headquarters.

SITUATION

D2 Marine, Inc. grew tired of leasing their corporate office and wanted to purchase a free standing distribution building that would provide the company the ability to continue growing without another relocation, stabilize occupancy costs and give the principals another means of creating personal wealth. Recommendations were made on how to maintain maximum flexibility on their existing lease so that when the right property was available to purchase, the principal would be ready to perform and not be bound with a rent and mortgage payment.

PROCESS

- Upon formal engagement of The Conte Team, several goals and outcomes were developed. The primary goal was to get the financing positioned with multiple lenders prior to identifying any potential real estate. Once the financing was competitively bid to three (3) different lenders we began searching the county for acceptable properties.
- The Conte Team introduced several off market properties as well as on the market alternatives.
- Within a reasonable period of time one property stood out among the rest based on size, warehouse clear height, price and location.

RESULTS

Our disciplined process provided D2 Marine, Inc. with the ability to move quickly from LOI to Contract because the financing and inspectors were ready to go. A 13,600 square foot free standing office warehouse building with dock and grade level loading and 22' clear height was purchased at a below market price. Take drive by 6791 NW 17 Avenue, Fort Lauderdale and see what exceptional recommendations, anticipation and preparation can do for you.

- REFERENCES AVAILABLE UPON REQUEST -

The work described in this case study was performed by JC Commercial Realty Consultants references are available upon request.

